

We would also like to make a special thank you to Associate Patricia Bolton, who not only attended meetings but also telephoned in from Iraq while on tour with the United States Army Corps of Engineers.

Respectfully submitted,

James Sauta, Chairman

Paul Chaisson

Gus Stathis

Ann Deluty

Mike Busch

Patricia Bolton, Associate

Rob Aldape, Associate

Elizabeth Tobey, Secretary

STOW MUNICIPAL AFFORDABLE HOUSING TRUST

The Stow Municipal Affordable Housing Trust (SMAHT) was established by Town Meeting vote on May 16, 2005 when the Town voted to accept the provisions of MGL C44 s 55C, paragraphs (a) through (j) inclusive, establishing a municipal affordable housing trust fund. In May 2008, Town Meeting voted to adopt a Municipal Affordable Housing Trust, which provides for a Board of Trustees consisting of seven trustees to be appointed by the Board of Selectmen, one of whom must be a selectman. Trustees serve for a term of two years, with no limit on the number of terms.

The purpose of the Trust is to foster the development of affordable housing. Specifically, the powers and duties of the Trust allow it to buy and sell real estate, borrow money, develop and hold property, and all with the benefits of being under the Town's municipal structure – insurance coverage, investment management and accounting, and other such administrative functions. The Trust requires Board of Selectmen approval for any real estate transaction over \$200,000, and Town Meeting approval to borrow, mortgage or pledge for amounts greater than the current Trust assets. At Annual Town Meeting in 2010, the Town augmented the Trust's powers and abilities by granting it the ability to lend funds.

The Trust continues to be active and in 2010 focused on finalizing development of a Housing Production Plan (HPP). Building on work begun in 2009, the SMAHT Board edited the draft compiled by a consultant, paid for with Community Preservation funds, then circulated the revised draft plan for review and comment by Town boards and committees. SMAHT met with the Planning Board and Selectmen to review the draft plan, and incorporated their suggested changes, particularly related to zoning changes. The final draft was submitted to the state Department of Community Housing Development in December 2010.

SMAHT continued to partner with the Master Plan Committee in drafting the Housing element of the Stow Master Plan, to ensure that the housing goals and objectives of the Master Plan complement the Housing Production Plan. The Master Plan was completed in late 2010.

In addition to the Housing Production Plan, SMAHT worked to develop a loan program to help facilitate the production of affordable housing units eligible for inclusion on the Town's

Subsidized Housing Inventory. Loan documents were drafted and approved by town counsel. In late 2010 SMAHT began negotiations with the developers of the proposed Plantation II and Pilot Grove II affordable housing expansions to lend certain pre-development costs. Both developments are integral parts of the HPP. Those negotiations will continue into 2011.

As of December 31, 2010, there was \$206,121.51 in the Trust Fund.

Respectfully submitted,

Donna Jacobs, Chair
Michael Kopczynski, Vice Chair
Quince Papanastassiou

Trish Settles
Cynthia Perkins
James Salvie, Selectman

OUR HERITAGE

ANCIENT DOCUMENTS COMMITTEE

A complete inventory of all artifacts in the historical museum in Randall Library and in the Town Vault was compiled by Liz Moseley, curator. She researched early Town Reports and 50 years of minutes of the Stow Historical Society to bring this information up to date. Based on this research, work continues on the reorganization of the museum and creating identification tags for the artifacts.

In conjunction with this project, Ralph Fuller created the cover pages entitled “Treasures of Stow’s Attic” for the 2009 Town Report. The artifacts are all part of Stow’s history, reflecting the people who lived here, the way of life in times past and the town’s growth through more than 300 years. Townspeople are urged to donate items of Stow history to the town’s collection by calling Liz Moseley at 978-897-4930.

For the second year all third grades from Center School visited the Town Hall in June for a History Day. A pictorial history of Stow was followed by a hands-on show of historical items from the Randall Library Museum and personal collections of committee members.

The Ancient Documents Committee and the Historical Society sponsored a guided walk of Upper Village for Springfest in May. Ralph Fuller was the guide for the tour, which ended with a Victorian tea at the former manse of the Union Church, home of one of the committee members.

Requests were received for genealogical information for Ephraim Robbins, Samuel Gates I, II and III; William Henry Parker and the Randall family.

Bob MacDonald volunteered to computerize a large collection of deeds from the vault, and the committee welcomed Dorothy Spaulding as a new member. She is interested in continuing organization of old cemetery records.